

These are the minutes of the Regular Session of the City of Adams, WI held on July 1, 2013 in the City Municipal Building.

Meeting was called to order by Mayor Baumgartner. On roll call were Alderpersons Hilson, Jensen, Kierstyn, Marti, Scott, Suhr, Mayor Baumgartner and Administrator Ellisor.

The Pledge of Allegiance was recited.

Motion by Marti, second by Kierstyn to approve the minutes of the meeting held June 17, 2013 as printed. Roll call vote, all voted aye.

Petitions and Communications: None.

Report of Standing Committees:

Downtown Development Commission:

In petitions and communications, City Administrator Ellisor informed the Committee that the City was approved for loan funds from the Adams County Rural Development Commission to assist with the GEITS/City economic development effort.

Discussion/Review – General Development & Activity Affecting the Main Street Corridor: Three to Five Unit Retail/Office Complex (former Burger King site)

Mayor Baumgartner advised on a proposed development on Main Street immediately north of East State Street. The developers may attend the next DDC meeting to present their plans.

Development Idea Exchange – Lions Park

Chuck Sulik of MSA was provided ideas from the Committee regarding the Lions Park re-development. Ideas included reversing placement of the band shelter from the north end of the park to the south end. Other ideas included restrooms in the band structure, an outdoor clock, a combination splash pad and ice rink, dual purpose Farmers market/pavilion and others.

Discussion/Review Communications with DOT Regarding Main Street

Chuck Sulik suggested that grant possibilities be explored with the State to go along with the DOT ideas.

Discussion/Update – Regarding Effort to Amend TIF#2 and TIF#3 Plan (MSA)

MSA provided TIF#2 and TIF#3 project cost estimates and stated they are working with Ehlers to finalize the plan amendments.

Finance Committee:

In petitions and communications, Administrator Ellisor provided an update on the loan applications for the GEITS development. The City will be working with Ehlers and Associates to secure the financing needed to meet the obligation in the Development Agreement. Mayor Baumgartner commended the Adams County Rural Economic Development Commission (ACRIDC) and the Adams-Columbia Electric Co-Op (ACEC) for their support and efforts to align \$485,000 project bridge loan.

Pending Projects and Project Status: Time lines and general development efforts regarding the GEITS development were discussed.

Review 2013 Budget Revenues & Expenditures. The budget status was reviewed and was consistent with the budget plan. Administrator Ellisor explained that a budget amendment will need to be made to allow for the final year General Fund payment on the 2005 infrastructure rebuilding project. It was recommended that the Streets Capital Allocation budget be shifted to the Debt Service account.

Personnel Committee:

Discussion Relating to Advertisement of Chief of Police Position: A discussion was held relating to advertising for a new police chief. Sample postings were provided for the Committee. It was suggested that an ad be placed for a police chief and have applications returned by July 31, 2013.

Report of City Officers:

Mayor Baumgartner: Reported she will give Rose the advertisement for the Chief of Police position to type up and put on WILEnet. They met with John Medinger, Chief of Staff for Senator Tammy Baldwin last Thursday and showed him around and informed him of the plans. We are working with Tammy Baldwin, Ron Kind and the local legislators. All are in support of it and interested in being a part of it. They received a “hard” copy of the plans and it will be phenomenal and has not seen anything like it in Wisconsin through her travels. She went to the Energy Fair in Custer and found it interesting and spoke with many others of what our plans are. She informed the citizens that we will be asking the Police Officers to start enforcing yard maintenance and mowing. Marti stated due to the mosquitos being so bad it would be good for everyone to empty items that collect water such as tires, buckets, etc., anything that will hold water.

Administrator Ellisor: Reported that Chris Murphy, the first North American employed by GEITS will start next week and will be in one of the offices here and the representatives will be here next week as well. They have seen pictures of the new facility and “George Jetson” comes to mind if trying to describe the technology and magnitude of the project. They are trying to use all their own technology in the building. We have more work on getting the financing together and will discuss that later on the agenda. He stated that tomorrow is the Community Notification Meeting at the Adams County Community Center at 6:00 p.m. The meeting is regarding the sex offender that will be residing on Main Street and he encourages all to attend. He stated that the Council did pass a Resolution Imposing a Ninety (90) Day Moratorium on Residential Placement or Location of Convicted Sex Offender(s) within the City. He stated that we would prefer to be a part of this to make our case to oppose as to being told what is going to happen and it needs to be pursued further. With our high hopes for Main Street, the community has vested many hours in improving Main Street trying to make it a place to congregate and be drawn there.

New and Unfinished Business:

Motion by Marti, second by Suhr to approve Issuance of Fermented Malt Beverage and Intoxicating Liquor License, Soda Licenses and Temporary Class “B” (Special-Picnic) to VFW Post 6279 and Papa’s Pizza. Roll call vote, all voted aye.

Motion by Scott, second by Jensen to approve Issuance of Operator License to John R. Schafer. Roll call vote, all voted aye.

Administrator Ellisor stated in coordination with the GEITS project, the financing will be fairly involved financing and a combination of loans. Concurrent with it, we need to update TIF #2 and TIF #3 and coordinate the plans of the TIF’s with the finance initiatives we are taking on. He sends out our appreciation to the Adams County Rural Development Commission and Adams County Electric Coop (ACEC) for working with us on financing. It is just under \$500,000 and was extremely helpful and hopes to finalize mid-month and have the money. We have to coordinate with MSA and Greg Johnson from Ehlers on how to phase the remaining financing for the 3.4 million dollars. \$3 million is for the upgrade of the Waste Water Treatment Plant and the other million is for the Bio-Waste Energy Plant. The first loan we are working with Ehlers on is through the State Trust Fund (LGIP). We are looking at what they (GEITS) are investing in the facility at the Business Park, which phase #1 could be around \$30 million. After we find out how much is taxable, that would increase the TIF Increment. **Motion by Kierstyn, second by Jensen to approve Letter of Engagement for Financial Advisory Service Agreement with Ehlers & Associates. Roll call vote, all voted aye.**

Motion by Jensen, second by Suhr to Approve Payment of Bills. Roll call vote, all voted aye.

Motion by Marti, second by Suhr to Adjourn. Roll call vote, all voted aye.

Respectfully Submitted,

Janet L. Winters, CMC, WCMC, CMTW
Clerk/Treasurer

THE MINUTES ARE DRAFT AND SUBJECT TO COUNCIL APPROVAL

